

**3.68 Acres/1.5 Hectares  
Oaks on Crystal Falls**

**Site 16**



3.68 acres/1.5 hectares

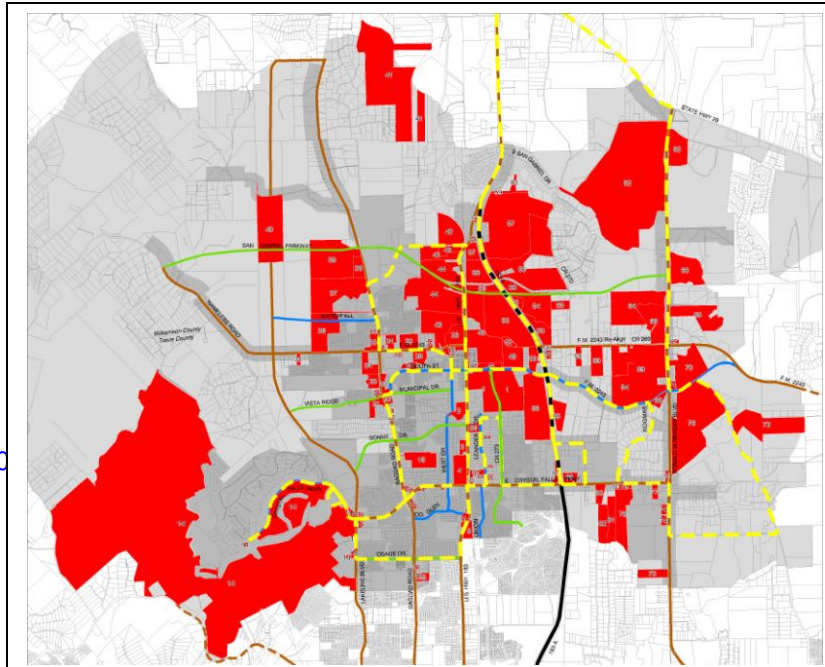
US 183 .57 miles/.91 km east

Utilities available

Development of up to 13 "Green"  
facilities

Zoning - General Commercial

Mr. Dan Steakley  
Stanberry Commercial  
1101 South Capital of Texas Highway, F-100  
Austin TX 78746  
512.744.6800, ext. 259 phone  
512.327.3644 facs  
[dan@stanberry.com](mailto:dan@stanberry.com)  
[www.stanberry.com](http://www.stanberry.com)



City of Leander Economic Development Department ♦ [www.leandertx.org](http://www.leandertx.org) ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

**3.68 Acres/1.5 Hectares  
Oaks on Crystal Falls**

**Site 16**

<b>Property</b>				
Total Acreage: <b>3.68 acres/1.5 hectares</b>		Map: <b>MAPSCO Austin 2006 Street Guide, pg. 342, Sec. Q, U</b>		
<b>Location</b>				
City: <b>Leander</b>		County: <b>Williamson</b>		
Address/Directions: <b>800 Crystal Falls Parkway</b>				
Within City Limits: <b>Yes</b>			Distance from City Limits: <b>Not Applicable</b>	
Distance to US Highways: <b>.57 miles/.91 kilometers east</b>			Type of Zoning: <b>Planned Unit Development (PUD)</b>	
Distance to Interstate Highways: <b>14 miles/22.5 kilometers east</b>				
<b>General Site Information</b>				
Previous Use of Site: <b>Greenfield</b>		General Condition: <b>Excellent</b>		Dimensions: <b>388 x 578 feet/118 x 176 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes</b>			Shrink/Swell Capacity: <b>Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b>	
Adjoining Acreage Available: <b>No</b>		Can Site Be Divided: <b>No</b>		Lot Size: <b>Negotiable</b>
<b>Improvements</b>				
Rail Served: <b>No</b>			Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>	
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>			Other Improvements: <b>Not Applicable</b>	
Fenced: <b>No</b>			Landscaped: <b>Yes</b>	
Located within an Industrial Park: <b>No</b>			Type of Business: <b>Mixed Use</b>	
Deed Restriction(s): <b>Must comply with General Commercial Usage as defined by the City's Composite Zoning Ordinance.</b>			Covenants: <b>No</b>	
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>12 &amp; 8 inches/30.5 &amp; 20.3 cm</b> Pressure: <b>88 psi/606.7 kilopascal</b>		Sewer – Size of Nearest Line: <b>6 inches/15.2 cm</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>		Phone: <b>(830) 868-6041</b> Facs: <b>(512) 268-0328</b>		Email: <b><a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a></b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>		Size of Nearest Line: <b>4 inch/10.2 cm 550 feet/168 meters east of the site</b>		Pressure: <b>Intermediate Pressure 550 feet/168 meters from the Bagdad Road and Crystal Falls Pkwy. intersection</b>
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>		Phone: <b>(512) 870-4430 and/or (979) 595-2424</b> Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>		Email: <b><a href="mailto:mm2741@att.com">mm2741@att.com</a> and/or <a href="mailto:Joe.Bethany@suddenlink.com">Joe.Bethany@suddenlink.com</a></b>
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>		Phone: <b>(512) 259-1709</b> Facs: <b>(512) 746-5807</b>		Email: <b><a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a></b>
<b>Sales Information</b>				
Contact: <b>Mr. Dan Steakley</b>		Phone: <b>(512) 744-6800, ext. 259 or (512) 422-9345</b> Facs: <b>(512) 327-3644</b> Email: <b><a href="mailto:dan@stanberry.com">dan@stanberry.com</a> or <a href="mailto:DanSteakley@austin.rr.com">DanSteakley@austin.rr.com</a></b>		Web Site: <b><a href="http://www.stanberry.com">www.stanberry.com</a></b>
Sales Price: <b>\$140 to \$160 per square foot on a sliding scale, contact sales representative for more details.</b>		Lease Price: <b>\$16 to \$20 per square foot</b>		
<p><b>Comments:</b> Leander can now boast going beyond green. The Oaks on Crystal Falls goes well beyond what is required by both State and Federal accessibility standards and utilizes Green Building techniques. This new office park is designed as 13 free-standing buildings ranging from 1,200 square feet (111.5 square meters) to 5,000 square feet (465 square meters) in an oak tree filled park like setting. It will total 24,425 square feet (2,230 square meters). Three of the shell buildings are available for occupancy now. Occupants can personally design their interior spaces and future buildings can be constructed up to 5,000 square feet. The architectural style resembles typical hill country cottages using native Texas limestone, metal roofs and indigenous native landscaping. Gary Greenblum, architect and developer of The Oaks, has eliminated all stairs and raised curbs from his project's site. His mother was wheelchair bound and experienced the burden and inconvenience of being physically challenged. As a result, Greenblum committed to "create the most user friendly environment that is both graceful and cost effective for users of all abilities." From mail collection to getting from the car to the front door, by removing all impediments such as raised curbs, stairs and considering rates of incline it was possible to have code acceptable ramps and sidewalks serve the entire project without sacrificing aesthetics or budget. "In fact, I expect the positive aspects of this design will benefit the visitors to the property as well as the property owners."</p>				